

87 Brigalow Street, Lyneham, ACT 2602

home by holly

Sold House

Friday, 11 August 2023

87 Brigalow Street, Lyneham, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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\$1,295,000

#soldbymcreynolds #soldbycris \$1,295,000 Taking terrace style living to a new level – an unrivalled lifestyle choice! A stylish renovation that pays homage to the building's history has resulted in a delightful, protected haven right in the heart of the bustling inner-north; sun-drenched and airy, with a rich material palette and joyous, contemporary vibe. An important part of the architecture of old Canberra, this two-storey three-bedroom two bathroom semi-detached terrace house, is ideally placed, a few steps from Lyneham shops and the famous Tiley's Devine Café Gallery. Characterised by its rare suburban garden setting, married with the convenience of terrace living - literally everything is at your doorstep and there is a lovely combo of peaceful privacy and community connection. The building cuts a fine figure, rising above formal hedging, with its classic blend of red and painted brick, side portico, bank of high square windows and pattern of protruded bricks. A private, gated driveway provides plenty of off-street parking and ushers to lockable garage. Bespoke cabinetry provides loads of extra storage, dimmable lighting caters for all moods and occasions and smart cabling ensures the home is tech ready. The consistent use of rich natural timbers, whitewashed walls and black accents is a master class in texture, warmth, cool sophistication, gifting a relaxing minimalist flair. The light drenched open plan, living, dining, kitchen opens expansively to northern deck, park-like lawns. There is a subtle integration of old and new in the kept exposed steel beam, painted brick wall, married with new hardwood timber flooring and stunning raw maple batten work that frames the stairwell. Natural sheers filter soft light...the whole open social arena evocative of easy family living, coming together with family and friends, spilling deck-side on warm summer evenings. The galley kitchen feels private yet open...an inviting space with its white-on-white palette, black appliances and tapware, crisp subway tiling, banks of soft touch cabinetry. With its convenient side entrance via classic portico, the laundry is neatly tucked to one side of the ground floor, adjoining a contemporary powder room and shower. A long benchtop and loads of storage lend the dual functionality of mud/cloak room; ideal for unrobing after gardening, robust enough to handle wet swimmers, gumboots. The second floor is given over to three sequestered bedrooms, all with soft textiles shading, lovely northern views out and across the back lawn. Clever built-in-cabinetry provides seamless storage and deluxe woollen carpets are cosy underfoot. The master bedroom enjoys both northern and western orientations and opens to Juliette balcony - a romantic nook for stargazing, glass in hand, communing with the comings and goings of the street. The family bathroom speaks in the same calming material language as the rest of the home - neutral floor to ceiling tiling, white amenities including freestanding tub, warm timber cabinetry, stunning matt black hardware. Underfloor heating hits the spot on those cool winter mornings. The central locale of this beautiful inner north suburb connects you to the independent eateries and bars of O'Connor shops, and the Braddon and Dickson precincts. The home is also just few steps from Lyneham shops and the iconic Tiley's for long brunches and the occasional live Jazz on Saturday evenings and The Front for great coffee. The Diamond Way guided mediation centre is also close to hand, as is the primary and high school. Ample green spaces, shared bike and walking paths, wetlands, and beautiful street trees create a tranquil village experience, just a stone's throw from the CBD and ANU. .features. fully renovated original terrace house in central Lyneham. a few steps from Lyneham shops, Tiley's Café, and The Front. coveted inner-north location, close to the vibrant Dickson and Braddon precincts and the CBD. custom joinery throughout including kitchen, living room cabinetry, bedrooms, bathroom, and laundry (soft close and push to open). bi-folding stacking aluminium doors that open from the beautiful living to the deck. Australian hardwood engineered flooring in the living/kitchen areas, staircase, and hallway upstairs. Bosch appliances including a pyrolytic oven, second oven with microwave function, induction cooktop and fully integrated dishwasher. Fisher & Paykel built in integrated rangehood with touch control. under cabinet kitchen lighting with touch control (dimmable), and pull out mixer. soft touch drawers and cabinets including pantry with pull out drawers. acrylic solid surface benchtops matched in kitchen, laundry, and bathroom. DC ceiling fan/light with remote control in bedrooms. underfloor heating to the exquisite bathrooms and soft close toilet suites. Parisi tapware throughout. LED lighting throughout. Samsung reverse cycle ducted heating and cooling system. Australian wool carpet in the bedrooms. block out roller blinds and S Fold (sheer) curtains in bedrooms. custom maple batten staircase balustrade. external LED wall washers. LED sensor lighting at main entrances. new landscaping including turfed lawns and a fabulous deck. fully fenced backyard in Monument colorbond. updated colorbond gutters, fascias, and downpipes. new concrete driveway. Cat5 cabling accessible at sides of the building. Cat6 cable from lower to the upper floors of the building. Monument colorbond garage (3.6m wide, 7m long and 3.5-2.5m high) with skillion roof and lighting/power. a few steps from Lyneham primary and high school, public transport, parks and ovals, shared walking and biking trails and O'Connor Ridge Reserve EER: 2.5 Rates: \$3,376 per annum Land Value: \$780,000